

An  
Coimisiún  
Pleanála

Commission Order  
PL-500094-WD

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**Planning and Development Act 2000, as amended**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 25/60296**

**Appeal** by Donal and Kerrie Uí Mhurchadha against the decision made on the 26<sup>th</sup> day of September, 2025 by Waterford City and County Council to grant subject to conditions a permission to Patrick Lehane care of Joe Moynihan Engineering.

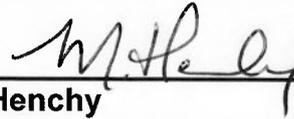
**Proposed Development:** Construction of a new single storey house, a wastewater treatment system and an entrance along with all associated site works, all at Knockenpower Upper, Ring, Dungarvan, County Waterford, as revised by the further public notices received by the planning authority on the 2<sup>nd</sup> day of September, 2025.

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

Taken in conjunction with existing development in the area, the proposed development would constitute an excessive density of suburban-type development in a rural area, would constitute undesirable ribbon development contrary to Objective H29 (Ribbon Development) of the Waterford City and County Development Plan 2022-2028, would create a precedent for further similar undesirable development, would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 9 day of February 2026.

